

FOR SALE



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —


12630 Brookhurst St, Garden Grove, CA 92840


Owner-User Medical and Office Building with Prominent Brookhurst Street Exposure and Dental Practice Revenue



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 **Market.** This section includes sale comps and highlights why 12630 Brookhurst St is a solid value. **Page 15**

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SUMMARY

Offering & Address

Two-story 8,243-square-foot medical and office building built in 1960 on a parcel totaling approximately 0.47-acres (no association).

12630 Brookhurst St, Garden Grove, CA 92840

Sale Price

\$3,090,000 (\pm \$375 per square foot)

Square Footage An Owner-User Buyer Can Occupy:**Ground Floor:**

Seller currently occupies the 3,195-SF ground floor for their dental practice and will sign a five-year lease at \$6,500 modified gross with 3% annual increases and three 5-year fixed options to renew (electric and janitorial in addition to base rent).

2nd Floor:

\pm 1,135 SF – Leased to a general office tenant at \$1,545/month FSG with annual 3% increases and expiring October 31, 2025

\pm 900 SF – Leased to a Hospice Company for \$1,260/month FSG and expires April 30, 2027

\pm 3,013 SF – Vacant and can be occupied by Buyer. It is \pm 37% of the building, but a buyer can get to 51% with a small amount of space on the first floor and buying out a second-floor tenant which qualifies for an SBA loan.

Parking

There are 44 parking stalls exclusive to this building for a ratio of \pm 5.34 stalls per 1,000 square feet (five stalls are covered).

Condition

There are six HVAC units, three are newer and three are older. All are functioning units. Within the past year the roof had patchwork done and there should be a few years of useful life left.

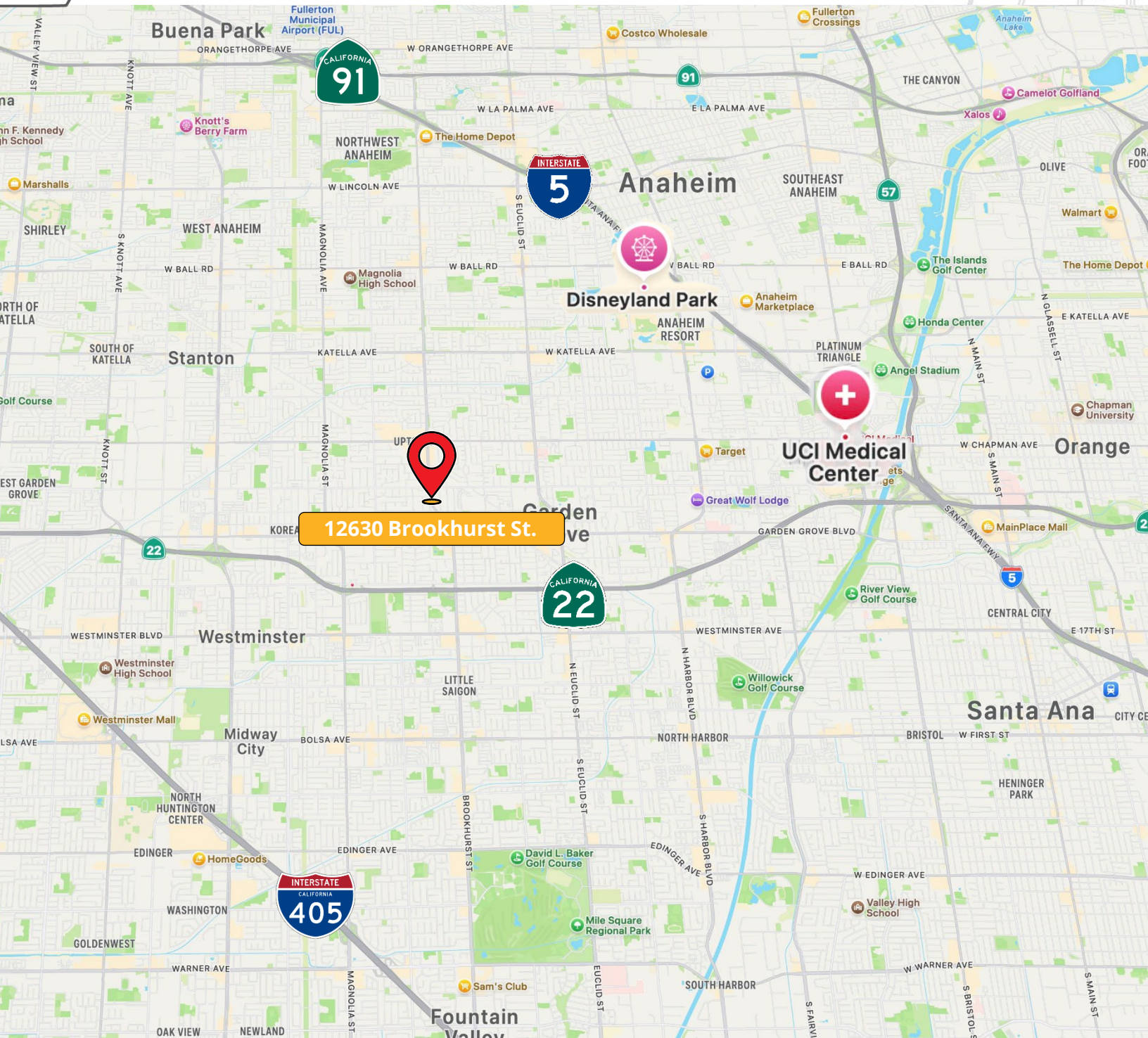
HIGHLIGHTS

- This building can be purchased by an owner-user, occupying space on the 2nd floor. A user occupying over 51% of the building can qualify for an SBA loan with only a 10% down payment.
- **Recent Renovations.** First floor: entire new office flooring, new paint, both restrooms renovated with new flooring, new walls, new toilets, and new sinks. Second floor renovations: both bathrooms completely redone, new carpet in hallway, new paint in hallway and ceiling, new light fixtures in hallway, new stairs and flooring, repainted staircase. **Renovations and roof patch estimated cost of \$100,000 since 2023.**
- The building is currently configured for multiple tenants and has four rentable suites. It is a walkup building with a modern dental build on the ground floor, multiple restrooms, multiple office suites upstairs, and a private parking lot.
- Medical use permitted per the neighborhood commercial zoning in The City of Garden Grove at a ratio of one space per 170 square feet. There should be enough parking for some additional medical space on the second floor, subject to city approval.
- For a user occupying 51%, lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map (Page 6), and the building enjoys prominent Brookhurst Street exposure.
- Priced to sell, at \$375/sf this offering is a clear value compared to sale comps described on Page 15.

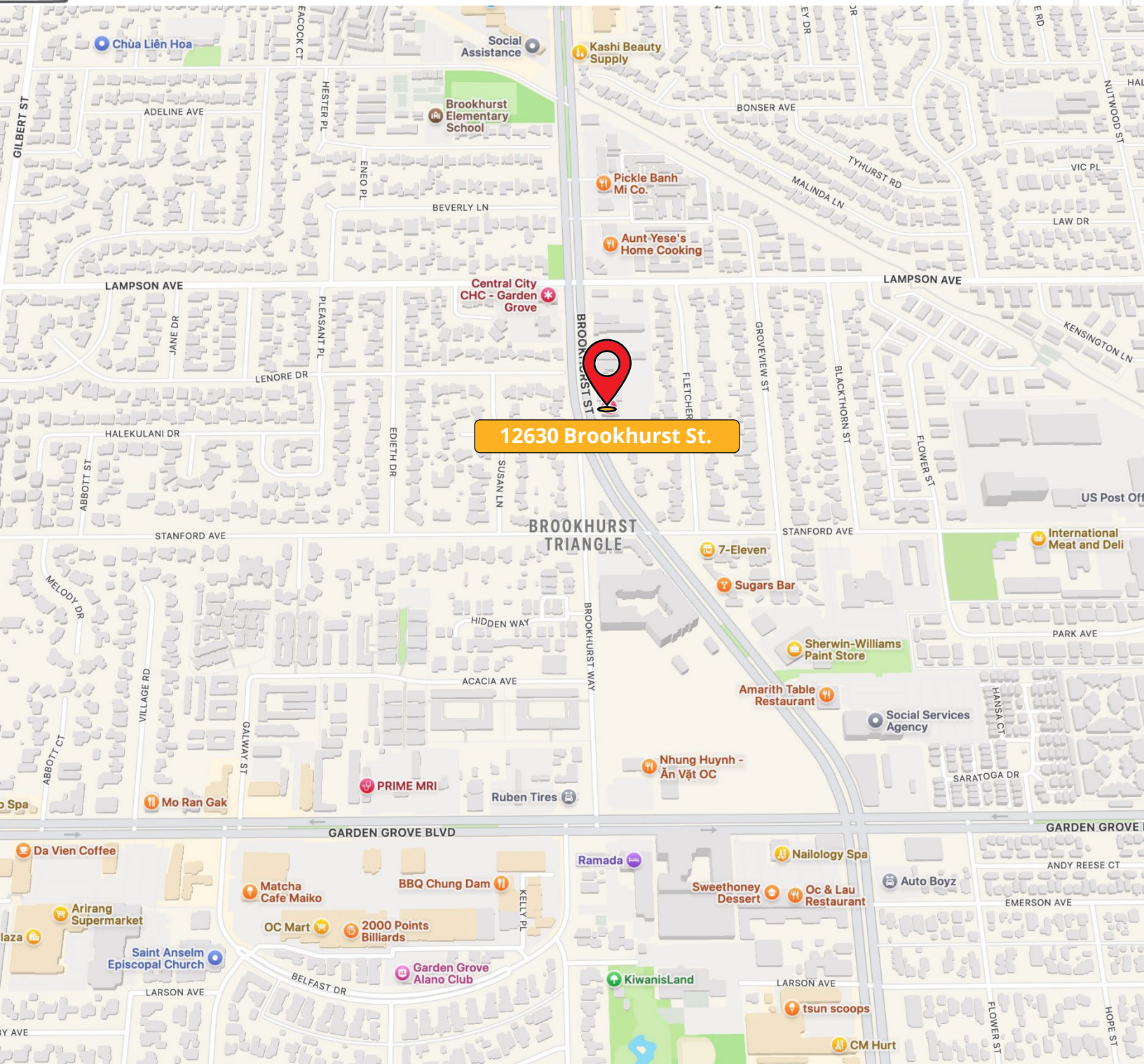


Property

LOCATION



AMENITIES



PHOTOGRAPHS



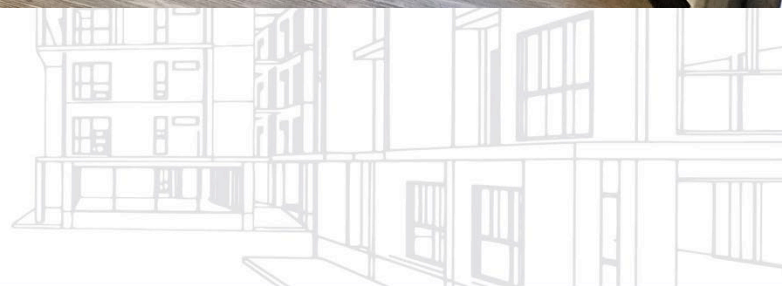
Two-Story Freestanding Office Building with Covered Parking



PHOTOGRAPHS

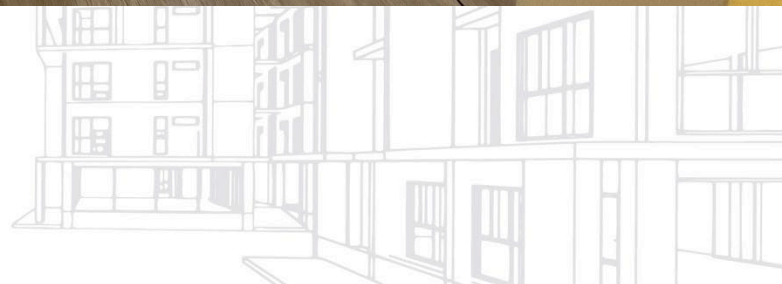


Inviting and Modern
Reception Area

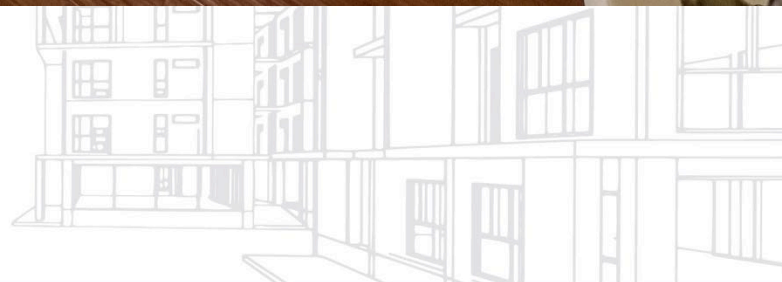


PHOTOGRAPHS

Dental Practice Occupies
Ground Floor with 12 Patient
Rooms



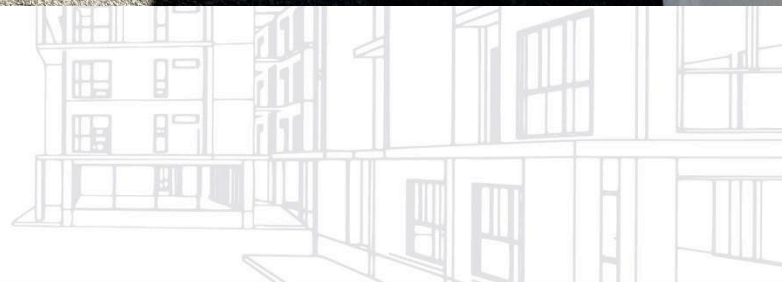
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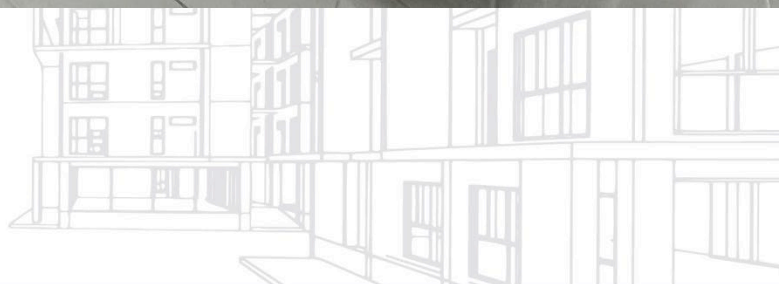
Multiple Private Offices with
Oversized Windows



PHOTOGRAPHS



Recently Renovated
Restrooms



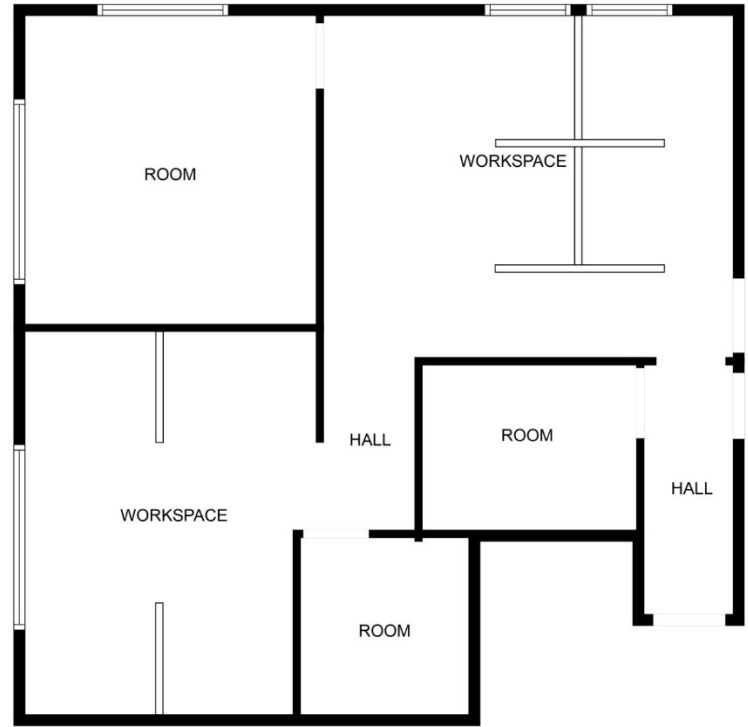
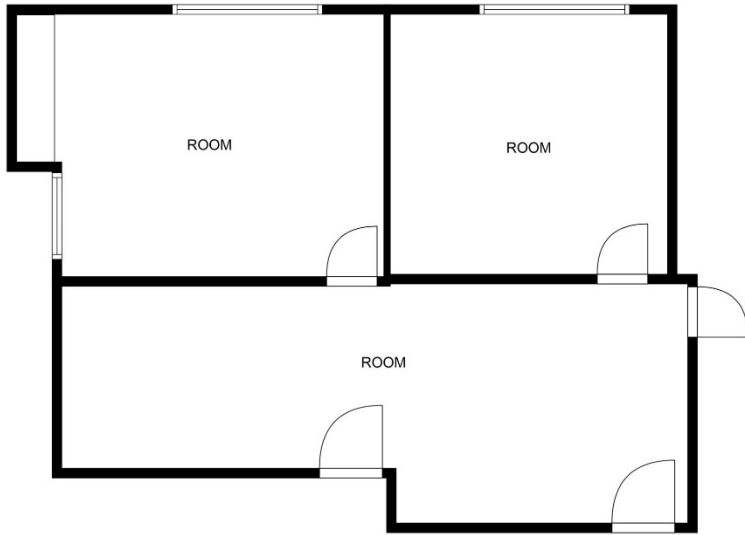
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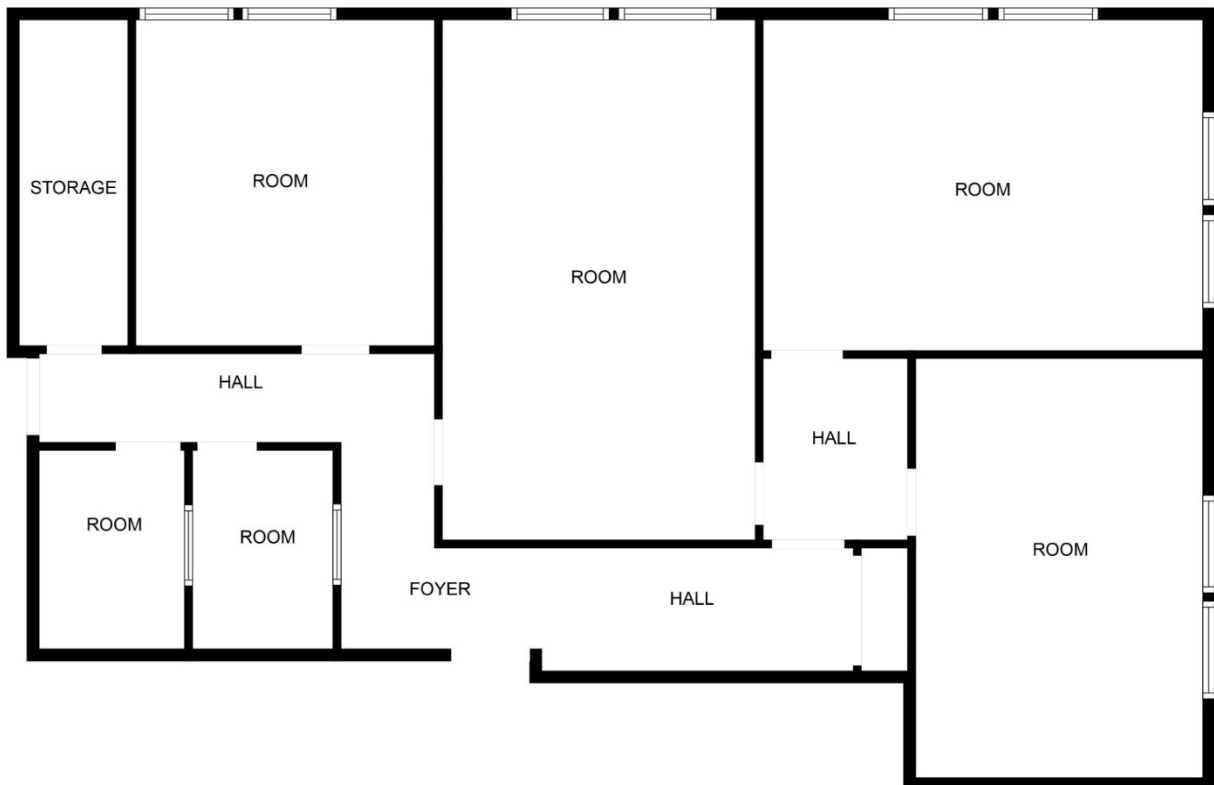
2nd Floor Access with new carpet and paint

FLOOR PLANS

2nd Floor vacant floor plans
totaling 4,265 SF



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



OFFICE SALE COMPS

Property	Sale Date	Size	Price P.S.F.	Market Insight
 <p>1655 S Euclid St Anaheim</p>	Mar 2025	6,545 SF	<u>\$2,300,000</u> \$351	This 1986 office building sold for \$351 per square foot. This building was vacant and sold to an investor. 12630 Brookhurst St should command a large premium as it is in much better condition yet is only priced \$24/sf more.
 <p>1311 S Euclid St Anaheim</p>	Jan 2025	3,180 SF	<u>\$1,140,000</u> \$359	This 1975 office building sold for \$359 per square foot. This building was occupied by a chiropractor and sold to an investor. 12630 Brookhurst St should be priced higher as it is in much better condition and is only priced \$16/sf more.
 <p>6312 Garden Grove Blvd Westminster</p>	Oct 2024	4,732 SF	<u>\$2,300,000</u> \$486	This 1964 office building sold for \$486 per square foot. This building did not have any medical use and is in worse condition. Medical buildings command a premium so 12630 Brookhurst St should be priced higher but is priced over \$100 less per foot.
 <p>815 N Euclid St Anaheim</p>	July 2024	6,990 SF	<u>\$2,850,000</u> \$408	This 1966 dental building sold in July of 2024 for \$408 per foot. As a building with a similar dental buildout in a better location, 12630 Brookhurst St should be priced very similarly per foot, but is price over \$30 per foot less.



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